



Sign Clearance

For Signs that Require a Building Permit

Public Works & Planning Department
250 North 5th Street, Grand Junction CO 81501
Tel: (970) 244-1430 FAX (970) 256-4031

Bldg Permit No. _____
Date Submitted 3/6/09
Fee \$ 2500
Zone B-2

TAX SCHEDULE NO. 2945-143-50-013
BUSINESS NAME LA LOUISIANE
STREET ADDRESS 359 COLORADO #303
PROPERTY OWNER Collective Kenneth Slusser
OWNER ADDRESS 359 COLORADO #303

CONTRACTOR ANGEL SIGN CO
LICENSE NO. 2080077
ADDRESS 590 N. WESTGATE DR
TELEPHONE NO. 244-8934
CONTACT PERSON DARREN HARWARD

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Facade
- 2. ROOF 2 Square Feet per Linear Foot of Building Facade
- 3. FREE-STANDING 2 Traffic Lanes - 0.75 Square Feet x Street Frontage
4 or more Traffic Lanes - 1.5 Square Feet x Street Frontage
- 4. PROJECTING 0.5 Square Feet per each Linear Foot of Building Facade
- 5. OFF-PREMISE See #3 Spacing Requirements; Not > 300 Square Feet or < 15 Square Feet

Externally Illuminated Internally Illuminated Non-Illuminated

(1 - 5) Area of Proposed Sign: 19.80 Square Feet
(1,2,4) Building Façade: 7.5 Linear Feet Building Façade Direction: North South West
(1 - 4) Street Frontage: 69 Linear Feet Name of Street: Colorado
(2 - 5) Height to Top of Sign: _____ Feet Clearance to Grade: _____ Feet
(5) Distance to Nearest Existing Off-Premise Sign: _____ Feet

EXISTING SIGNAGE TYPE & SQUARE FOOTAGE

_____	Sq. Ft.
_____	Sq. Ft.
_____	Sq. Ft.
Total Existing: _____	Sq. Ft.

FOR OFFICE USE ONLY

Signage Allowed on Parcel for ROW:

7.5 x 2	Building	<u>15.00</u>	Sq. Ft.
<u>69</u> x .75	Free-Standing	<u>51.75</u>	Sq. Ft.
		30.00	
	Total Allowed:	<u>51.75</u>	Sq. Ft.
		30.00	
		<u>- 19.80</u>	
		<u>34.95</u>	

COMMENTS: ~~Remove existing sign~~ New electric sign

NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch, to scale, of proposed and existing signage including types, dimensions and lettering. Attach a plot plan, to scale, showing: abutting streets, alleys, easements, driveways, encroachments, property lines, distances from existing buildings to proposed signs and required setbacks. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS ALSO REQUIRED.**

I hereby attest that the information on this form and the attached sketches are true and accurate.

<u>Darren Harward</u>	<u>3/6/09</u>	<u>Pat Dunlop</u>	<u>3/11/09</u>
Applicant's Signature	Date	Planning Approval	Date

(White: Planning) (Yellow: Neighborhood Services) (Pink: Building Permit) (Goldenrod: Applicant)

A

5'5"

65.41 in



42 in

3'6"

Architectural Approval

St. Regis Condominium Owners' Association, a Colorado non-profit organization, whose address is 359 Colorado Ave, Grand Junction, Colorado 81501, for no consideration, grants to J. Marc Enterprises, Inc., whose address is 359 Colorado Unit 100, Grand Junction, Colorado 81501, an approval for the installation of a new sign for La Louisiane restaurant to be hung beneath the faux balcony and above the door on the NE corner of the building. The Board further grants approval to remove the awning over the door that currently occupies the specified location. The new sign shall be a multi-colored, New Orleans-themed, back-lit sign, as depicted in the photo mockup provided by Sue Perkins and attached with this document. The sign shall not be illuminated between midnight and dawn.

The Board further approves future replacement of the metal "banners" flanking the NW corner to include the La Louisiane name/logo using the same color scheme as the existing Cavett House banners that match the adjacent awnings and building trim work.

Any improvements to or reinforcement of the 2nd story balcony from which the sign will be suspended must be approved by the Board and shall be performed at the expense of the tenant. Any damage to the building due to installation or removal of signs is the responsibility of the unit owner.

Per these conditions and the attached sign design "St. Regis HOA approves the installation of the sign and

St. Regis Condominium Owners' Association

By 

Mrs. Nattana Johnson, Architectural Committee Chair










J. Marc Enterprises, Inc.

By 

Marc Rice, Owner

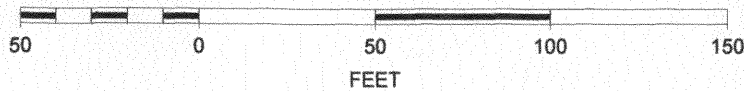
City of Grand Junction GIS City Map ©

SIGN LOCATION

	Address Label
	2008 Photos
	Highways
	Street Labels
	City Limits
	Grand Junction
	Fruita
	Palisade
	Mesa County

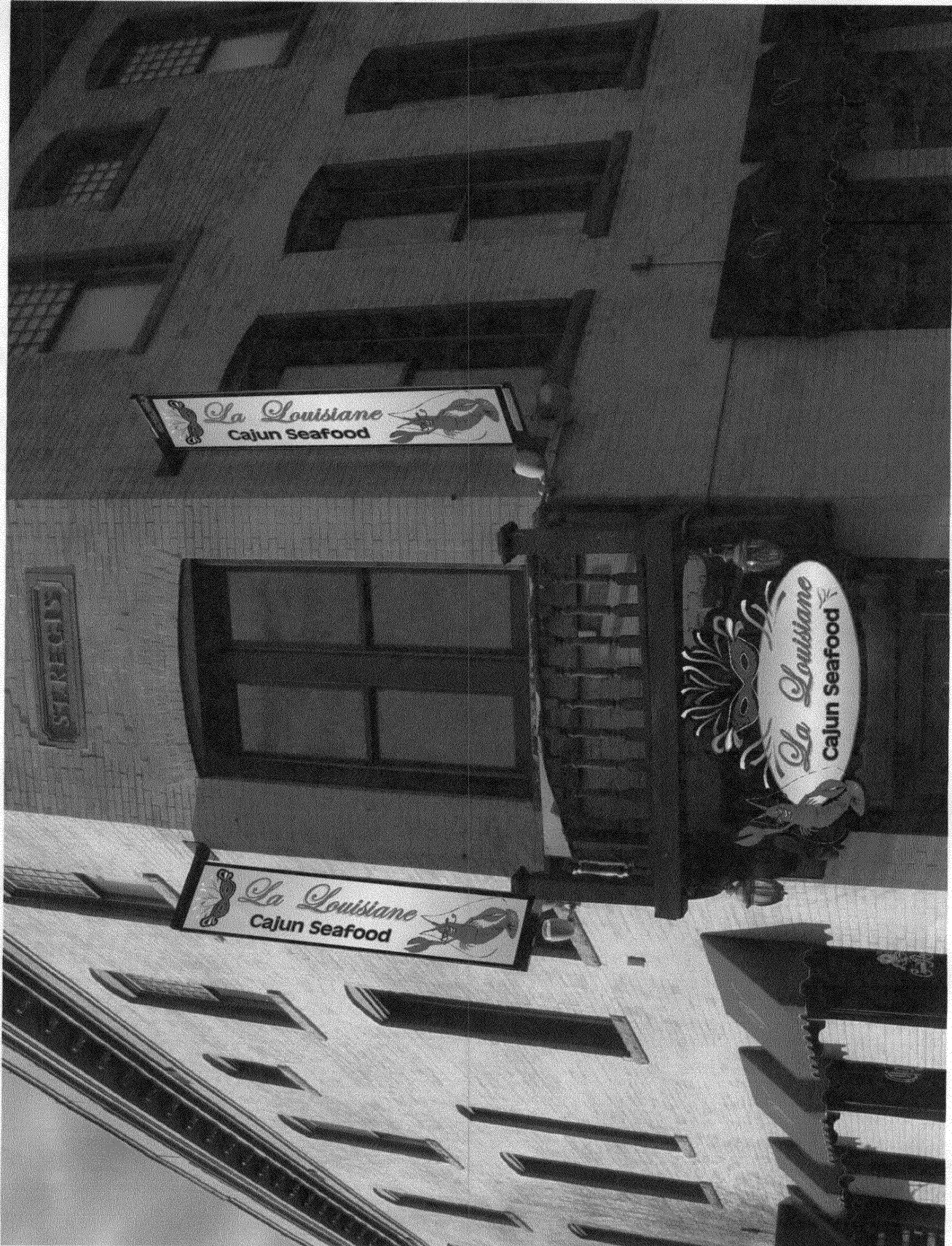


SCALE 1 : 641

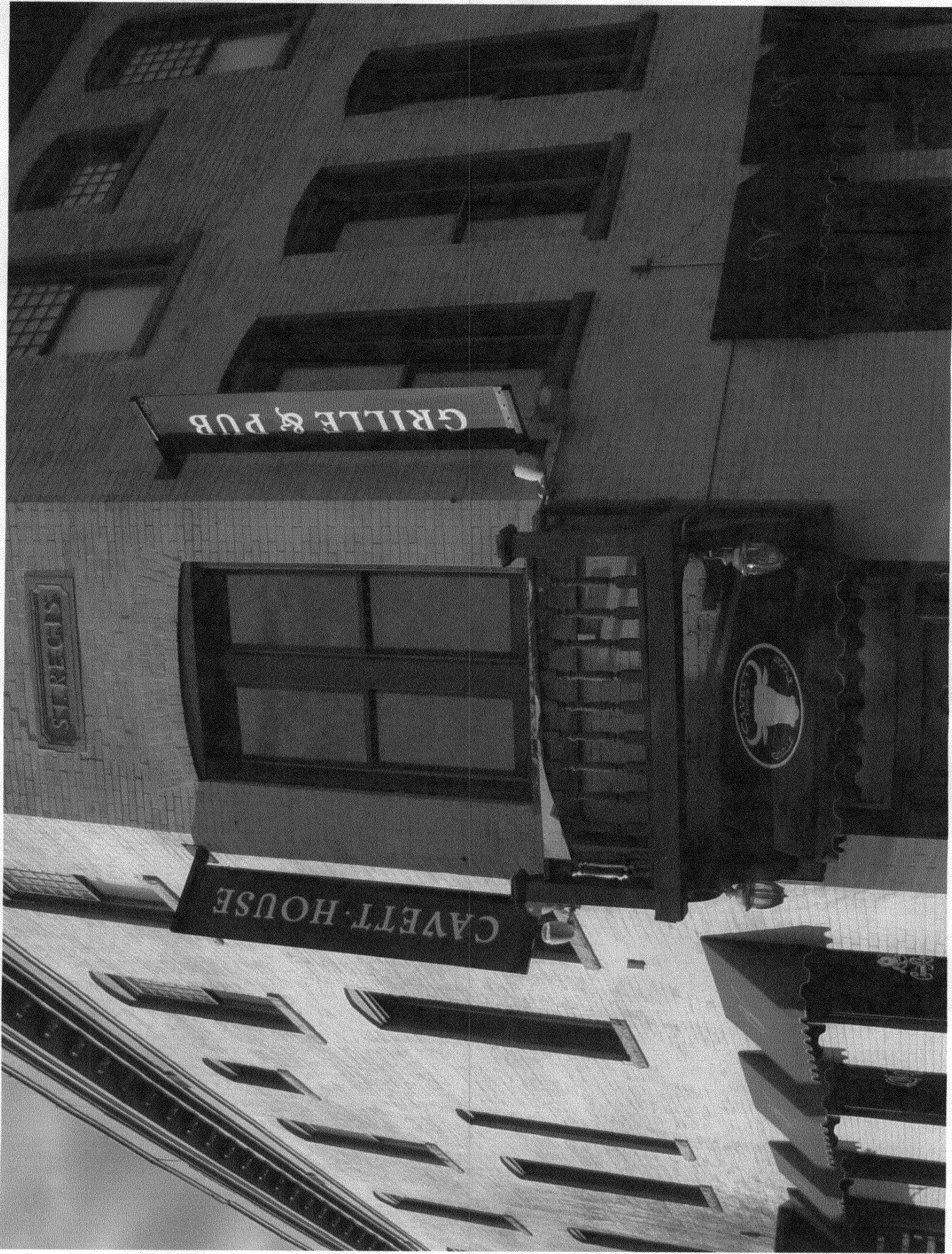


X ST. REGIS BLDG.





Proposed



Existing